

UNITED STATES BANKRUPTCY COURT
SOUTHERN DISTRICT OF OHIO
WESTERN DIVISION

IN RE:	:	CASE NO. 24-10756
KALEMBA B. BALIMUNKWE	:	CHAPTER 13
DEBTOR	:	JUDGE BUCHANAN
	:	<u>NOTICE OF FILING REAL</u>
	:	<u>ESTATE APPRAISAL</u>
	:	


Now comes the Debtor, by and through counsel, and hereby submits the attached appraisal for the property listed in Schedule A of the Petition filed herein.

Respectfully submitted,

/s/ Paul J. Minnillo
Paul J. Minnillo (0065744)
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Parcel ID 175-0016-0051-00 **Address** 931 CHATEAU AVE **Index Order** Parcel Number **Tax Year** 2023 Payable 2024

Property Information		
Tax District 001 - CINTI CORP-CINTI CSD School District CINCINNATI CSD	Images/Sketches 	
Appraisal Area 03200 - EAST PRICE HILL Sales	Auditor Land Use 520 - TWO FAMILY DWLG	
Owner Name and Address BALIMUNKWE KALEMBA 931 CHATEAU AVE CINCINNATI OH 452041415 (call 946-4015 if incorrect)	Tax Bill Mail Address CORELOGIC ATTN: TAX DEPARTMENT 3001 HACKBERRY RD IRVING TX 750630156 (Questions? 946-4800 or treasurer.taxbills@hamilton-co.org)	
Assessed Value 36,010	Effective Tax Rate 69.301606	Total Tax \$1,679.12
Property Description 931 CHATEAU AV 34 X 120 WS CHATEAU AV 348 FT N OF PRICE AV		

Appraisal/Sales Summary	
Year Built	1924
Total Rooms	8
# Bedrooms	4
# Full Bathrooms	2
# Half Bathrooms	0
Last Transfer Date	2/12/2004
Last Sale Amount	\$0
Conveyance Number	
Deed Type	WE - Warranty Deed (EX)
Deed Number	8857
# of Parcels Sold	1
Acreage	0.094

Tax/Credit/Value Summary	
Board of Revision	No
Rental Registration	Yes
Homestead	Yes
Owner Occupancy Credit	Yes
Foreclosure	No
Special Assessments	Yes
Market Land Value	6,690
CAUV Value	0
Market Improvement Value	96,210
Market Total Value	102,900
TIF Value	49,700
Abated Value	0
Exempt Value	0
Taxes Paid	\$844.99

Notes

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